127.0	0002	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,035,000	/	1,035,000
USE VALUE:	1,035,000	/	1,035,000
ASSESSED:	1,035,000	/	1,035,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57	-59	MOULTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BATISTA ADERITA P
Owner 2:	SILVA JAIME M & MABILIA P/LIFE
Owner 3:	ESTATE
Street 1:	57-59 MOULTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BATISTA ADERITA P--ETAL -
Owner 2:	DA SILVA JAIME M & MABILIA -
Street 1:	59 MOULTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,898 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3057 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4898.000	638,100		396,900	1,035,000
Total Card	0.112	638,100		396,900	1,035,000
Total Parcel	0.112	638,100		396,900	1,035,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.57 | /Parcel: 338.5

Legal Description

User Acct

81814

GIS Ref

GIS Ref

Insp Date

04/05/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0002-0012.0

!9837!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	638,200	0	4,898.	396,900	1,035,100	1,035,100	Year End Roll	12/18/2019
2019	104	FV	465,200	0	4,898.	396,900	862,100	862,100	Year End Roll	1/3/2019
2018	104	FV	460,100	0	4,898.	351,500	811,600	811,600	Year End Roll	12/20/2017
2017	104	FV	430,500	0	4,898.	294,800	725,300	725,300	Year End Roll	1/3/2017
2016	104	FV	430,500	0	4,898.	294,800	725,300	725,300	Year End	1/4/2016
2015	104	FV	381,800	0	4,898.	255,100	636,900	636,900	Year End Roll	12/11/2014
2014	104	FV	381,800	0	4,898.	246,600	628,400	628,400	Year End Roll	12/16/2013
2013	104	FV	398,000	0	4,898.	234,700	632,700	632,700		12/13/2012

PRINT

Date	Time
12/11/20	00:14:42

LAST REV

Date	Time
03/09/20	11:23:18

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9837

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BATISTA ADERITA	1019-12		6/13/2017	Convenience	1	No	No		
	1019-12		9/1/1986		25,000	No	No		A

USER DEFINED

Prior Id # 1:	81814
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2019	2031	Re-Roof	11,495	C				
5/30/2005	380	Re-Roof	13,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2018	MEAS&NOTICE	CC	Chris C
12/23/2008	Measured	372	PATRIOT
8/18/2005	Fieldrev-N/C	BR	B Rossignol
12/1/1999	Mailer Sent		
11/30/1999	Measured	264	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4898		Sq. Ft.	Site		0	70.	1.16	8									396,857						396,900	

Total AC/HA: 0.11244 | Total SF/SM: 4898 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 396,857 | Spl Credit | Total: 396,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03084874
Const Adj.:	0.98990101
Adj $ / SQ:	173.475
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	715407
Depreciation:	77264
Depreciated Total:	638143

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

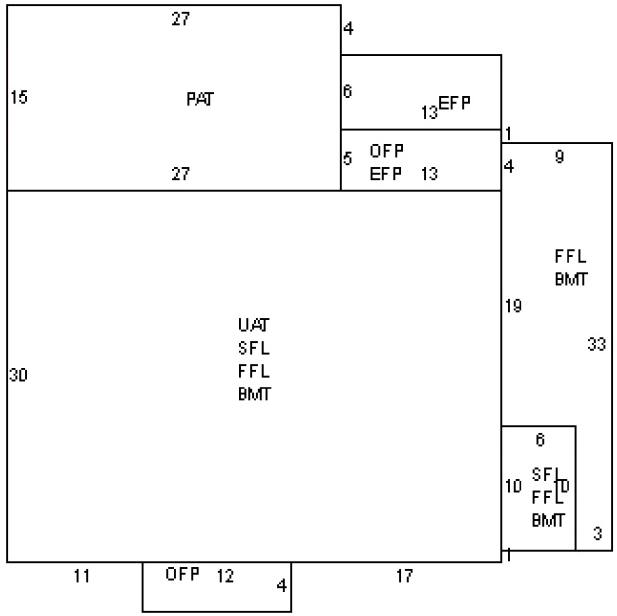
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.47
Special Features:	0	Val/Su Net:	122.36
Final Total:	638100	Val/Su SzAd	231.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,497	52.040	77,907
FFL	First Floor	1,497	173.470	259,691
SFL	Second Floor	1,260	173.470	218,578
PAT	Patio	405	3.140	1,273
UAT	Upper Attic	300	121.430	36,430
EFP	Enclos Porch	143	45.800	6,549
OFP	Open Porch	113	30.790	3,479
	Net Sketched Area:	5,215	Total:	603,907
Size Ad	2757	Gross Are	6115	FinArea 3057

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	